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CORPORATION OF THE TOWN OF KINGSVILLE

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Kingsville, Ontario N9Y 2Y9

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MAR 19 2007
CONSERVATION REVIEW
BOARD

March 3, 2007

Ontario Heritage Trust
3rd Floor
10 Adelaide Street East
TORONTO, ON M5C 1J3

8 BY-LAWS passed

Dear Sirs:

RE: Ontario Heritage Act—Heritage Designation By-laws

- 62 — 40 Elm Street—By-law 95-2006
 - 63 — 78 Division St. South—By-law 98-2006
 - 64 — 164 Division St. South—By-law 96-2006
 - 65 — 189 Division St. South—By-law 121-2006
 - 66 — 47 Queen Street—By-law 122-2006
 - 67 — 1423 McCain Sideroad—By-law 137-2006
 - 68 — 321 Lakeview Avenue—By-law 138-2006; and
 - 69 — 108 Main St. West—By-law 14-2007,
- all of the Town of Kingsville, in the County of Essex

Enclosed please find a certified copy of each of the eight above-captioned designation By-laws of The Corporation of the Town of Kingsville, which By-laws are being duly served upon you pursuant to Section 29(6) of the Ontario Heritage Act.

Yours truly,

Linda Burling, Clerk
LB/sjk

Enclosures

BY REGISTERED MAIL

✓
RC

CERTIFICATE

I hereby certify the following to be a true and correct copy of By-law 95-2006 of The Corporation of the Town of Kingsville, the same having been compared by me with the original.
DATED at Kingsville, Ontario this 13th day of September, 2006.

Linda Burling, Clerk of The Corporation of the Town of Kingsville

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 95 - 2006

*Being a by-law to designate a certain property,
including land and buildings,
known as the Davis Hawley McCay House, as
being of cultural heritage value or interest
under the provisions of the Ontario Heritage
Act, R.S.O. 1990, c.O.18 as amended*

WHEREAS Section 29 of the *Ontario Heritage Act* authorizes the council of a municipality to enact by-laws to designate real property, including all the buildings and structures located thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council for The Corporation of the Town of Kingsville has consulted with the Kingsville Municipal Heritage Advisory Committee with respect to the designation of the Davis Hawley McCay House as being of cultural heritage value or interest;

AND WHEREAS authority was granted by Council to designate such property;

AND WHEREAS the Council for The Corporation of the Town of Kingsville has caused to be served upon the owners of the lands known as the Davis Hawley McCay House and upon the Ontario Heritage Trust, Notice of Intention to Designate the foregoing property and has caused the Notice of Intention to be published in a newspaper having general circulation in the municipality as required by the *Ontario Heritage Act*;

AND WHEREAS the Reasons for Designation are set out in Schedule "A" to this By-law;

AND WHEREAS no notice of objection to the proposed designation of the foregoing property has been served on the Clerk for The Corporation of the Town of Kingsville.

NOW THEREFORE the Council for The Corporation of the Town of Kingsville enacts as follows:

1. That the property known as the Davis Hawley McCay House, including lands and buildings, more particularly described in Schedule "B" attached to this by-law, is hereby designated as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended.
2. That the municipality's solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office;
3. That the Clerk of The Corporation of the Town of Kingsville is hereby authorized to cause a copy of this by-law to be served upon the owners of the aforesaid property and upon the Ontario Heritage Trust, and to cause notice of this by-law to be published in a newspaper having general circulation in The Corporation of the Town of Kingsville as required by the *Ontario Heritage Act*.
4. That Schedules "A" and "B" form an integral part of this by-law.

READ a FIRST, SECOND and THIRD time and FINALLY PASSED this 29th day of August, 2006.


MAYOR Nelson Santos


CLERK Linda Burling

SCHEDULE "A"

REASONS FOR DESIGNATION

THE DAVIS HAWLEY McCAY HOUSE, TOWN OF KINGSVILLE

Description of Property: The Davis Hawley McCay House, 40 Elm Street
Constructed in 1884, the Davis Hawley McCay house is a classic Queen Anne located on the North side of Elm Street, in the original Town of Kingsville.

Statement of Cultural Heritage Value or Interest:

The Davis McCay house is one of the best examples of the Queen Anne style in Essex County. Typical of this style, it has an asymmetrical design, hipped roof, stained and leaded glass windows, two-storey open turret porch and detailed ornamentation. The home was built by Thomas Drake, a local builder who is also responsible for many significant buildings in the area in the late 19th century. The home's cultural heritage value also lies in its original owner, Davis McCay, a local entrepreneur and member of Town Council in the early 1900s. Mr. McCay was a carriage maker, house builder and hardware store owner.

Description of Heritage Attributes:

Key exterior attributes that embody the heritage value of the Davis McCay House as one of the best examples of Queen Anne design in Essex County include:

- hipped roof with lower cross-gables;
- small flat deck at the centre of the hipped roof;
- roof with three gables facing east, west and south;
- hipped dormer on the north end of the house;
- four arched windows in the front gable;
- elaborate gable detailing including peacock, fan and sunburst designs;
- multi-paned windows each of a different design on each gable;
- the gables' slightly flared roofs have sawtooth and fishscale wood shingles;
- two courses of fishscale and sawtooth shingles detailing three sides of the house;
- one-over-one double hung wood sash windows;
- three sets (five panes) of original stained-glass windows in the foyer of the house;
- seven original leaded glass windows throughout the house;
- one-storey west-facing angular bay window;
- two-storey east-facing rectangular bay window;
- two-storey open turret columned porch adorned with circular frame and ball and dowel detailing;
- cut-out transom on the second storey porch;
- triangular pedimented entrance with square lattice detailing;
- above the pedimented entrance there is a circular frame with ball and dowel detailing;
- inset into the clapboard are moulded wood panels under three second-storey windows;
- upper half of the foundation is cut fieldstone;
- bottom half of the foundation is cut limestone;
- frieze under the cornice wrapping around all four sides of the house featuring dentil moulding and inset framed rectangles;

Interior heritage attributes include:

- first floor sycamore paneling in the foyer and dining room;
- pine floors bordered with oak and cherry in the parlour and library;
- oak and cherry floor in the foyer;
- pine flooring in the dining room;
- two sets of large sycamore pocket doors between the dining room and library and between the foyer and the parlour;
- the parlour and library have large paneling detailed baseboards;
- door casings feature head blocks and base blocks with spindled detailing;
- wood paneled doors of sycamore throughout the main floor;
- all woodwork on the main floor (excluding the kitchen) is sycamore;
- all the woodwork on the second floor is quarter-sawn oak;
- high baseboards featuring inside corner posts;
- door casings have bullnose corner blocks with crown decoration;
- all second floor doors are six horizontal paneled oak doors;
- five original cast iron heat grates on first floor.

The Corporation of the Town of Kingsville
By-law 95-2006

SCHEDULE "B"

Description:

PT LT R ULCH LOT (AKA LT 12) PL 187 GOSFIELD; PT LT 4 E/S QUEEN
ST, 5 E/S QUEEN ST PL 187 GOSFIELD AS IN R527193; KINGSVILLE